

SITE PLAN REVIEW AGENDA

Tuesday, May 2, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-13-16-17**
Address: [185-205 Scio Street](#), 143-147 Delavan Street
Description: Construct a 4 story, 35,000 square foot, multifamily dwelling with 33 residential units, a 28 space surface parking lot, and outdoor recreation space.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Revised drawings submitted.

File #: **SP-20-16-17**
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings pending

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Need to finalize recommendations re: additional driveway on Seneca Manor Drive.

File #: **SP-18-16-17**
Address: [8½ Prince Street](#) (AKA 8C)
Zoning District: R-3
Description: Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Went to 5-1-2017 CPC

File #: **SP-19-16-17**
Address: [34 North Washington Street](#), 30-32 North Washington Street
Zoning District: CCD-C
Description: Construct free-standing dumpster enclosure, 7 space parking lot, new driveway, and outdoor dining area. Two parcels will be combined into one.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approved 4-13-2017.

File #: **SP-12-16-17**
Address: 120 Charlotte Street
Zoning District: CCD-E
Description: Construct a 4 story, 50 unit, multifamily dwelling and 17 space parking lot.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: 239m response 4-6-2017. Site Plan approval pending.

File #: **SP-08-16-17**
Address: [135-165 Murray Street](#)
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Applicant submitted revised drawings 4-27-2017.

File #: **SP-28-16-17**
Applicant: Ronald Talarico (Eastman Business Park)
Address: [200 West Ridge Road](#)
Zoning District: Planning Development (PD) #12
Description: Install new internally lit marquee on south façade, perforated vinyl scrim on south façade (over existing windows), four internally lit poster box signs on south façade, new signage on west façade, and 27 foot tall, freestanding, double sided digital message board sign west of building (aka Building #28, Kodak Center for the Performing Arts)
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Revised sign design submitted by applicant 3-31-2017. Required 239m review due to proximity to State road. Site plan review in progress.

File #: **SP-25-16-17**
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress.

File #: **SP-26-16-17**

Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan findings pending.

File #: **SP-20-16-17**
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings pending.

File #: **SP-21-16-17**
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Met with applicant 4-11-2017; revised drawings provided.

File #: **SP-23-16-17**
Address: [40 Silver Street](#)
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan review in progress.

File #: **SP-16-16-17**
Address: [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)
Zoning District: C-2
Description: Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site plan review in progress. Code compliance review completed.
Project scheduled for 5-25-2017 ZBA.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None